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THE CORPORATION OF THE TOWN OF OAKVILLE

VIA REGISTERED MAIL

TELEPHONE 845-6601

P.O. BOX 310  
L6J 5A6

May 6, 1988

BL2.04

Mr. John White  
Ontario Heritage Foundation  
2nd Floor  
77 Bloor Street West  
Toronto, Ontario  
M5S 1M2

Dear MR. J. White:

RE: Town of Oakville By-law 1988-77 Designation of an  
Historic Site, The Ontario Heritage Act, 1980

Pursuant to the provisions of Section 29 (6) of the Ontario Heritage Act, we hereby serve you with notice of the designation of the property municipally known as 114 Balsam Drive, as a property of historic and architectural value and interest.

Enclosed is a copy of By-law 1988-77 in its entirety, passed by Oakville Town Council on April 21, 1988, the reason for the designation being Schedule "A" to this By-law.

Yours very truly,

*Rosemary Stefan McNeely*

Rosemary Stefan McNeely  
Committee Co-ordinator  
TOWN OF OAKVILLE

RSM/cs  
Attach.  
1139(8)

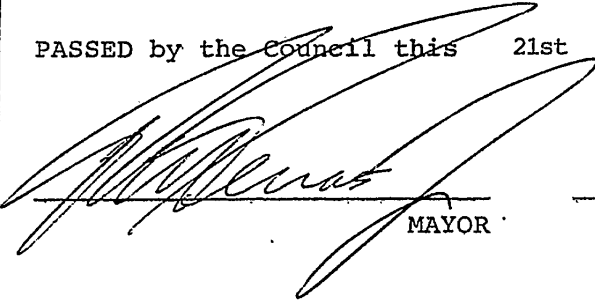
THE CORPORATION OF THE TOWN OF OAKVILLE  
BY-LAW 1988-77

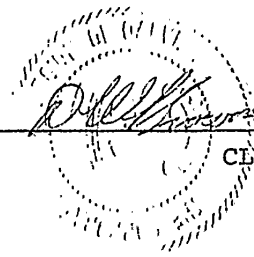
A by-law to designate certain property as  
a property of historical and architectural  
value and interest (114 Balsam Drive)

THE COUNCIL ENACTS AS FOLLOWS:

1. The property municipally known as 114 Balsam Drive is hereby designated as a property of historical and architectural value and interest pursuant to The Ontario Heritage Act for the reasons set out in Schedule 'A' to this by-law.
2. The property designated by this by-law is the property described in Schedule 'B' attached to this by-law.

PASSED by the Council this 21st day of April, 1988.

  
MAYOR

  
CLERK

SCHEDULE "A"  
to By-Law 1988-77

REASONS FOR DESIGNATION

William Wass was born in 1817 in the County of Lincoln, England. He settled in Oakville in 1857.

In The Illustrated Historical Atlas of the County of Halton, Wass was described as follows:

"He has always had a busy life, and has carried on the business of autioneer, land and estate agent, stock and money broker, notary public, commissioner, conveyancer, accountant, and also farming operations, and has been very successful. He has for many years been an acting magistrate, and has taken a leading part in politics on the Reform side. In religion, he is a member of the Methodist Church of Canada."

Wass purchased a one hundred acre farm in 1860. The farm encompassed an area bounded by the present day thoroughfares of Lakeshore Road East, Allan Street, MacDonald and Chartwell Roads. The house at 114 Balsam Drive served as the Wass's farmhouse.

William Wass died in 1892, his wife in 1903. Their daughter, Rebecca, lived in the house until her death in 1925.

Built by master builder William Lee, the building was constructed in 1878. It is described in Old Oakville (Peacock: 1979) as follows:

"The showy cornices with bracket pairs and drop pendants and the magnificently hooded doorway supported by enormous scrolled brackets demonstrate that William Wass knew just what he wanted and that William Lee as well qualified to oblige him. The Wass House is a fine example of the joiner's skills at a time when mass production and mechanical decoration were becoming popular. At the same time, the building delicately balances a healthy degree of ostentatious bravado with an air of gentle dignity, for William Wass was both an auctioneer and churchman."

The designation does not preclude demolition of the sun room addition to the west of the south wing and refurbishing of the exposed facade and minor alterations and/or additions to the west of the north wing provided that such works or construction are in keeping with or in sympathy to the original building.

SCHEDULE "B"  
to By-law 1988-77

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Oakville, in the Regional Municipality of Halton, formerly the County of Halton, and being composed of part of Lot 1, Plan 1009, and which said parcel of land may be more particularly described as follows:

PREMISING that the course of the north-westerly limit of the King's Highway No. 2 across the said Lot 1 has a bearing of North 38 degrees 15 minutes 30 seconds west and relating all bearings herein thereto;

COMMENCING at the most northerly angle of Lot 1, Plan 1009;  
THENCE South 38 degrees 33 minutes 20 seconds west, 152 feet 2 1/2 inches to a point;

THENCE South 38 degrees 27 minutes 40 seconds west 19 feet 6 inches to a point

THENCE South 45 degrees 16 minutes 30 seconds east, 234 feet 7 1/2 inches more or less to a point in the north westerly limit of the King's Highway No. 2 as widened by Expropriation Plan 1372, said point being distant 172 feet measured on a course of south 38 degrees 15 minutes 30 seconds west from the south westerly limit of Balsam Drive;

THENCE North 38 degrees 15 minutes 30 seconds east, 172 feet more or less to a point in the south westerly limit of Balsam Drive, the said point being the most northerly angle of Part 1 as shown on Expropriation Plan 1372;

THENCE North 45 degrees 15 minutes west along the south westerly limit of Balsam Drive aforesaid 233 feet 8 inches more or less to the point of commencement, as described in Instrument No. 51D368.